169.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	695,900	/	695,900
USE VALUE:	695,900	/	695,900
ASSESSED:	695,900	/	695,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLEVELAND THOMAS J--ETAL
Owner 2:	CLEVELAND JOELITA C
Owner 3:	
Street 1:	268 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,312 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Stucco Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5312.000	289,300	1,000	405,600	695,900
Total Card	0.122	289,300	1,000	405,600	695,900
Total Parcel	0.122	289,300	1,000	405,600	695,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.37 | /Parcel: 425.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111998
GIS Ref	
GIS Ref	
Insp Date	06/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0003.0

!13070!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	1000	5,312.	405,600	696,000	696,000	Year End Roll	12/18/2019
2019	101	FV	232,100	1000	5,312.	405,600	638,700	638,700	Year End Roll	1/3/2019
2018	101	FV	233,900	1000	5,312.	341,800	576,700	576,700	Year End Roll	12/20/2017
2017	101	FV	233,900	1000	5,312.	312,900	547,800	547,800	Year End Roll	1/3/2017
2016	101	FV	233,900	1000	5,312.	266,500	501,400	501,400	Year End	1/4/2016
2015	101	FV	220,900	1000	5,312.	231,700	453,600	453,600	Year End Roll	12/11/2014
2014	101	FV	220,900	1000	5,312.	214,400	436,300	436,300	Year End Roll	12/16/2013
2013	101	FV	220,900	1000	5,312.	203,900	425,800	425,800		12/13/2012

PRINT

Date	Time
12/11/20	03:04:49

LAST REV

Date	Time
08/08/18	10:40:35
apro	

USER DEFINED

Prior Id # 1:	111998
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13370-547		1/1/1978		48,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2013	1583	Re-Roof	8,000	C				
5/11/1992	175		13,500					6X10 ADDTN/RENOV K

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Meas/Inspect	CC	Chris C
2/11/2014	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	189	PATRIOT
10/17/2008	Meas/Inspect	189	PATRIOT
3/3/2000	Inspected	276	PATRIOT
12/9/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5312		Sq. Ft.	Site		0	70.	1.09	7									405,551						405,600	

Total AC/HA:	0.12195	Total SF/SM:	5312	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	405,551	Spl Credit		Total:	405,600

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29180932
Const Adj.:	0.98990101
Adj $ / SQ:	166.239
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393076
Depreciation:	103772
Depreciated Total:	289304

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

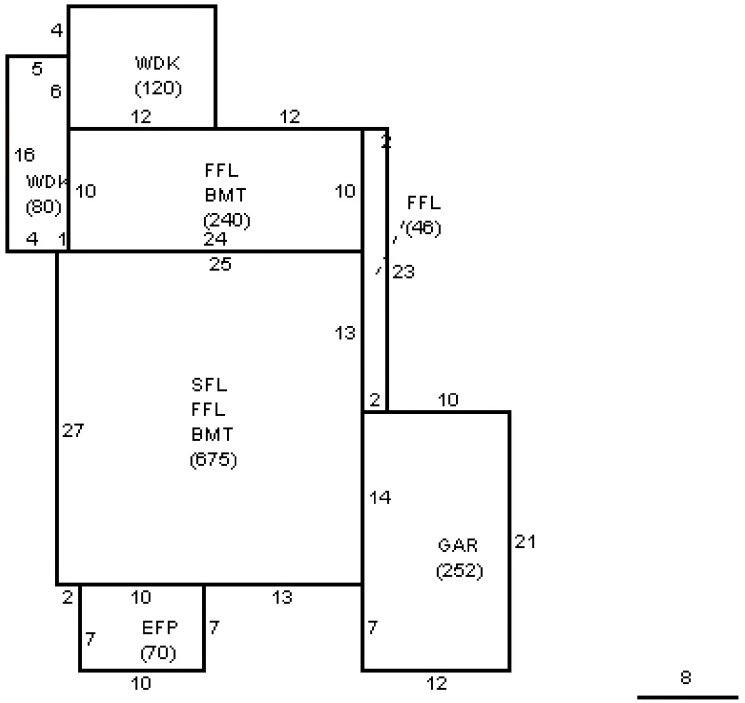
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.24
Special Features:	0	Val/Su Net:	94.14
Final Total:	289300	Val/Su SzAd	176.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	961	166.240	159,756
BMT	Basement	915	49.870	45,633
SFL	Second Floor	675	166.240	112,211
GAR	Garage	252	24.670	6,217
WDK	Deck	200	10.890	2,178
EFP	Enclos Porch	70	65.450	4,582

Net Sketched Area:	3,073			Total:	330,577
Size Ad	1636	Gross Are	3073	FinArea	1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10 x8	A	AV	2001	0.00	T	14.4	101						
22	Wood Deck	D	Y	1	5 x 14	A	AV	2001	16.00	T	14.4	101			1,000			1,000

More: N	Total Yard Items:	1,000	Total Special Featues:		Total: 1,000